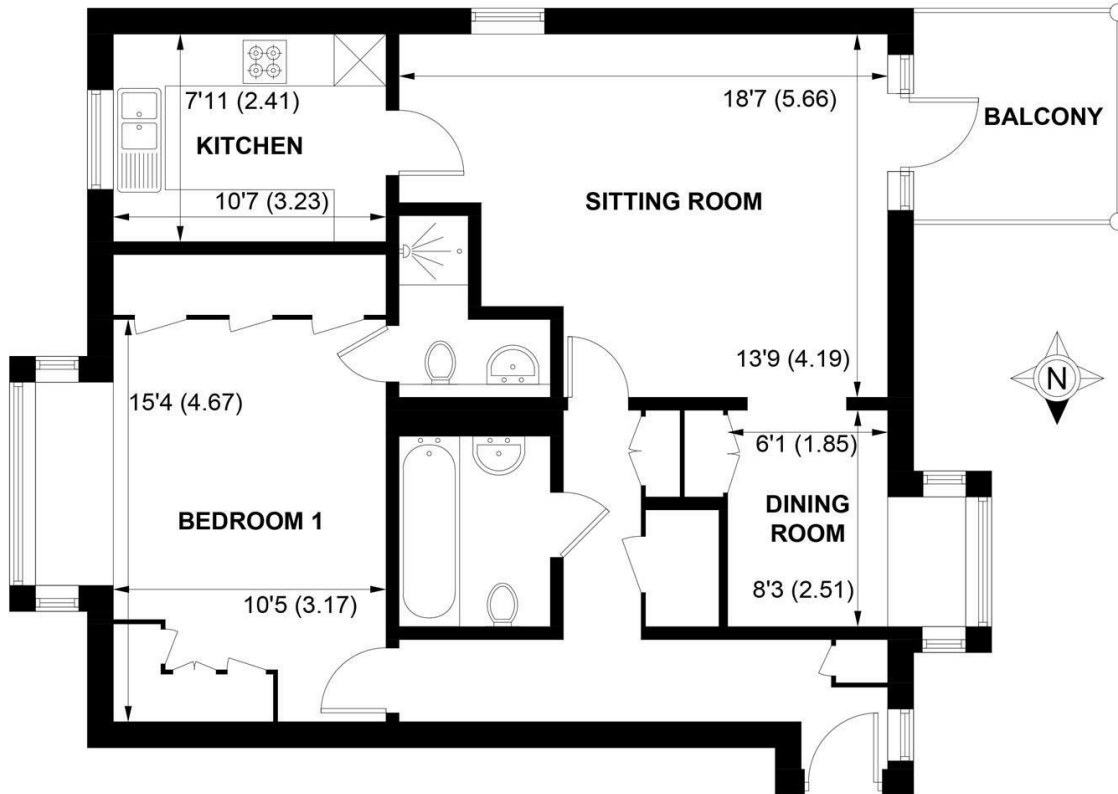


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



23 MARTLETS COURT QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ



**APPROXIMATE GROSS INTERNAL AREA = 812 SQ FT / 75.4 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©  
Produced for Sims Williams**

# £295,000 Leasehold

23 MARTLETS COURT, QUEEN STREET,  
ARUNDEL, BN18 9NZ

- Retirement Apartment
- First Floor
- Bright Dual Aspect Living Room
- Dining Area
- Fitted Kitchen
- Double Bedroom with Ensuite Shower Room
- Separate Bathroom
- Roof Terrace
- Off Road Parking Facilities

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

A unique first floor retirement apartment situated in a convenient location in Arundel, benefiting from spacious accommodation with a west facing roof terrace.

Situated in a favoured central position, only a short walk to the shops, restaurants and leisure facilities in Arundel town centre. The mainline train station, with its London and coastal service is less than a mile away and there are good road links to surrounding areas via the A27 and A284.

The accommodation comprises a large dual aspect 'L-shaped' sitting/dining room featuring built-in storage, a bay window, and access to the delightful west facing roof terrace.

The bright fitted kitchen is fitted with original units with an integrated oven, grill and hob, with space for further appliances.

The master bedroom is of generous size benefiting from built-in wardrobes, a bay window and ensuite shower room. There is a further bathroom accessed from the hallway which is fitted with bath, hand wash basin & WC.

Martlets Court offers a resident house manager, communal lounge, communal gardens, hairdressers, warden alarm system, lift and the use of a guest suite.

We are advised the lease is 99 years from 1990. The service charge is £3719.45 per annum and the ground rent is £123.63 half-yearly

## Directions

From our office on the High Street, continue over the bridge, there is pedestrian access to Martlets Court via a set of gates on the right-hand side.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

